

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080294

This is to certify that Joy & Mike Michaud/Eric T.aulthas permission to New single family home w/ attached 2 car garageAT 38 KINEO ST

old. 160 E021001 (new CBL-160-G-003)

provided that the person or persons term or condition accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or service closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

MAY 23 2008

Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

ok
Scanned

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------|--|
| Permit No: 08-0294 | Issue Date: | CBL: new CBL 160-6-003 0160 E021001 |
|-----------------------|-------------|--|

| | | | |
|--|------------------------------------|---|------------------------|
| Location of Construction: 38 KINEO ST (39 new number) | Owner Name: Joy & Mike Michaud | Owner Address: 38 Kineo Street | Phone: 207-232-6928 |
| Business Name: | Contractor Name: Eric Theriault | Contractor Address: 35 Ray Street Portland | Phone: 2072326928 |
| Lessee/Buyer's Name Eric & Anne Theriault | Phone: 232-6928 | Permit Type: Single Family | Zone: R-3 |

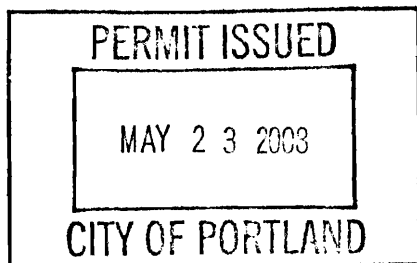
| | | | | |
|--|---|---------------------------|-------------------------------|--------------------|
| Past Use: Vacant Land (split from 160-E-021) | Proposed Use: Single Family Home - New single family home w/ attached 2 car garage (2 stories) | Permit Fee: \$2,255.00 | Cost of Work: \$216,000.00 | CEO District: 4 |
|--|---|---------------------------|-------------------------------|--------------------|

| | | |
|--|---|---|
| Proposed Project Description: New single family home w/ attached 2 car garage (2 stories) | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i> | INSPECTION: Use Group: R-3 Type: SF <i>IRC 2003</i> Signature: <i>[Signature]</i> |
|--|---|---|

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: ldobson | Date Applied For: 04/01/2008 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

| | | |
|---|---|--|
| Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone Zone X- part 7 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0037 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ condition Date: 4/11/08 ABM | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: |
|---|---|--|



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

6-3-08 Check set backs, they need to run string east side of property
line to check that will be ready 6-4-08 by E u
6-4-08 wall supply certify letter of code set back: by E u
6-9-08 open street (check for back fill - not ready) by E u

6/25/08 - checked foundation for backfill -
all in place - OK to Backfill the
Foundation. JmM

8/8/08 - checked framing/plumbers +
electrical for close-in. Plumbing test
ON + Holding - framing / electrical OK -
No issues seen - OK to close-in walls.
JmM

10-14-08

Final - 10-14-08 - 10-14-08
OK - 10-14-08 - 10-14-08
10-14-08



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

39 Kineo St

CBL 160 G003001

Issued to Theriault Anne C & /Eric Theriault

Date of Issue 10/15/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0294, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family w/attached 2 car garage
Use Group: R3 Type: 5B
IRC 2003

Limiting Conditions: none

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
National Electrical Code and the following specifications:

Date _____
Permit # 2008-4534
CBL# 160 G3

LOCATION: 39 Kineo St METER MAKE & # _____
CMP ACCOUNT # _____ OWNER Eric Theriault
TENANT _____ PHONE # 207-232-6928

TOTAL EACH FEE

| | | | | | | | |
|-------------------|---|------------------------------|--|---------------|--|------------------|-------|
| OUTLETS | | Receptacles | | Switches | | Smoke Detector | .20 |
| FIXTURES | | Incandescent | | Fluorescent | | Strips | .20 |
| SERVICES | / | Overhead | | Underground | | TTL AMPS <800 | 15.00 |
| | | Overhead | | Underground | | >800 | 25.00 |
| Temporary Service | | Overhead | | Underground | | TTL AMPS | 25.00 |
| | | | | | | | 25.00 |
| METERS | / | (number of) | | | | | 1.00 |
| MOTORS | | (number of) | | | | | 2.00 |
| RESID/COM | | Electric units | | | | | 1.00 |
| HEATING | | oil/gas units | | Interior | | Exterior | 5.00 |
| APPLIANCES | | Ranges | | Cook Tops | | Wall Ovens | 2.00 |
| | | Insta-Hot | | Water heaters | | Fans | 2.00 |
| | | Dryers | | Disposals | | Dishwasher | 2.00 |
| | | Compactors | | Spa | | Washing Machine | 2.00 |
| | | Others (denote) | | | | | 2.00 |
| MISC. (number of) | | Air Cond/win | | | | | 3.00 |
| | | Air Cond/cent | | | | Pools | 10.00 |
| | | HVAC | | EMS | | Thermostat | 5.00 |
| | | Signs | | | | | 10.00 |
| | | Alarms/res | | | | | 5.00 |
| | | Alarms/com | | | | | 15.00 |
| | | Heavy Duty(CRKT) | | | | | 2.00 |
| | | Circus/Carnv | | | | | 25.00 |
| | | Alterations | | | | | 5.00 |
| | | Fire Repairs | | | | | 15.00 |
| | | E Lights | | | | | 1.00 |
| | | E Generators | | | | | 20.00 |
| PANELS | | Service | | Remote | | Main | 4.00 |
| TRANSFORMER | | 0-25 Kva | | | | | 5.00 |
| | | 25-200 Kva | | | | | 8.00 |
| | | Over 200 Kva | | | | | 10.00 |
| | | | | | | TOTAL AMOUNT DUE | |
| | | MINIMUM FEE/COMMERCIAL 55.00 | | | | MINIMUM FEE | 45.00 |

CONTRACTORS NAME Matt Higgins MASTER LIC. # MS46688763
ADDRESS 35 Ray St LIMITED LIC. # _____
TELEPHONE (650) 6651

SIGNATURE OF CONTRACTOR _____

White Copy - Office • Yellow Copy - Applicant

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 8/4/08
 Permit # 2008-4542
 CBL# 100-A-003

LOCATION: 39 Kineo METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT _____ PHONE # _____

| | | | | | | | TOTAL EACH FEE | |
|------------------------------|----|---|----|--------------------------------------|---|-----------------|------------------|-------|
| OUTLETS | 50 | Receptacles | 15 | Switches | | Smoke Detector | .20 | |
| FIXTURES | 20 | Incandescent | | Fluorescent | | Strips | .20 | |
| SERVICES | 1 | Overhead <i>already have permit 2008-4542</i> | | Underground | | TTL AMPS <800 | 15.00 | |
| | | Overhead | | Underground | | >800 | 25.00 | |
| Temporary Service | | Overhead | | Underground | | TTL AMPS | 25.00 | |
| | | | | | | | 25.00 | |
| METERS | | (number of) | 2 | <i>already have permit 2008-4542</i> | | | 1.00 | |
| MOTORS | | (number of) | | | | | 2.00 | |
| RESID/COM | | Electric units | | | | | 1.00 | |
| HEATING | 1 | oil/gas units | | Interior | | Exterior | 5.00 | |
| APPLIANCES | 1 | Ranges | 1 | Cook Tops | 1 | Wall Ovens | 2.00 | |
| | 1 | Insta-Hot | | Water heaters | | Fans | 2.00 | |
| | 1 | Dryers | | Disposals | 1 | Dishwasher | 2.00 | |
| | | Compactors | | Spa | 1 | Washing Machine | 2.00 | |
| | | Others (denote) | | | | | 2.00 | |
| MISC. (number of) | | Air Cond/win | | | | | 3.00 | |
| | 1 | Air Cond/cent | | | | Pools | 10.00 | |
| | 1 | HVAC | | EMS | 3 | Thermostat | 5.00 | |
| | | Signs | | | | | 10.00 | |
| | 1 | Alarms/res | | | | | 5.00 | |
| | | Alarms/com | | | | | 15.00 | |
| | | Heavy Duty(CRKT) | | | | | 2.00 | |
| | | Circus/Carnv | | | | | 25.00 | |
| | | Alterations | | | | | 5.00 | |
| | | Fire Repairs | | | | | 15.00 | |
| | | E Lights | | | | | 1.00 | |
| | | E Generators | | | | | 20.00 | |
| PANELS | | Service | | Remote | | Main | 4.00 | |
| TRANSFORMER | | 0-25 Kva | | | | | 5.00 | |
| | | 25-200 Kva | | | | | 8.00 | |
| | | Over 200 Kva | | | | | 10.00 | |
| | | | | | | | TOTAL AMOUNT DUE | |
| MINIMUM FEE/COMMERCIAL 55.00 | | | | | | | MINIMUM FEE | 45.00 |

CONTRACTORS NAME Matt Hodgins MASTER LIC. # 88763
 ADDRESS _____ LIMITED LIC. # _____
 TELEPHONE _____

SIGNATURE OF CONTRACTOR _____

White Copy - Office

Yellow Copy - Applicant

160- E 21

PURCHASE AND SALE AGREEMENT - LAND ONLY

February 26, 2008

2-27-08 Effective Date is defined in Paragraph 20 of this Agreement.

Effective Date

1. PARTIES: This Agreement is made between Anne Theriault, Eric Theriault ("Buyer") and Joy Michaud, Mike Michaud ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (☐ all ☒ part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 38 Kineo St. and described in deed(s) recorded at said County's Registry of Deeds Book(s) 23138, Page(s) 243.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 92,500.00. Buyer ☐ has delivered; or ☐ will deliver to the Agency within n/a days of the date of this offer, a deposit of earnest money in the amount \$ n/a. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: n/a ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until February 29, 2008 (date) 8:00 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on April 30, 2008 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) none. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

July 2007

Page 1 of 4 - P&S-LO

Buyer(s) Initials

AT

Seller(s) Initials

JM

Keller Williams Realty 50 Sewall Street, Portland ME 04102

Phone: 2075532606

Fax: (207) 879-9801

Caterina MacLean Group

Michaud & Ther